25 FITZGWARINE DRIVE

WHITTINGTON | OSWESTRY | SHROPSHIRE | SY11 4NZ

A well-presented three-bedroom semi-detached family home with driveway parking, garage and enclosed rear garden, situated within a popular residential development in Whittington.

Offers in the region of £249,500

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- **Modern three-bedroom semi-detached home**
- **Spacious living room**
- **Kitchen/dining room with garden access**
- **Driveway parking and attached garage**
- **Enclosed low-maintenance rear garden**
- **Popular village location**

DESCRIPTION

25 Fitzgwarine Drive is an attractive modern semi-detached property offering well-maintained accommodation arranged over two floors, ideal for first-time buyers, young families or downsizers alike. The property benefits from a spacious living room, kitchen/dining room opening onto the rear garden, three bedrooms, family bathroom, driveway parking and an attached garage, all situated within a sought-after village location close to Oswestry and excellent road links.

The property is approached via a driveway providing off road parking together with access to the attached garage. A covered entrance canopy leads into the welcoming reception hall with staircase rising to the first floor.

The principal reception room is a bright and spacious living room enjoying excellent natural light from the large front-facing window, creating an ideal everyday family living space.

To the rear of the property is the kitchen/dining room fitted with a range of wall and base units together with ample work surface space, integrated cooking facilities and space for dining furniture. French doors provide direct access onto the rear garden, creating an excellent layout for both indoor and outdoor entertaining.

To the first floor are three bedrooms, including two well proportioned double bedrooms together with a useful third bedroom ideal as a nursery, home office or dressing room. The accommodation is served by a family bathroom fitted with a modern suite.

The property is presented in good decorative order throughout and offers an excellent opportunity for purchasers seeking a ready to move into home within a convenient village setting.

OUTSIDE

To the front of the property is a lawned garden together with driveway parking leading to the attached garage.

The rear garden is fully enclosed and designed for ease of maintenance, incorporating a paved seating terrace ideal for outdoor entertaining together with artificial lawn and fenced boundaries providing a good degree of privacy.

The attached garage provides useful storage together with additional potential for workshop space if required.

SITUATION

The property occupies a pleasant position within the popular village of Whittington, which offers a strong community feel together with a range of everyday amenities including a village shop, public houses, primary school and historic Whittington Castle.

The nearby market town of Oswestry provides a wider range of shopping, leisure and educational facilities, whilst excellent road links via the A5 allow convenient access towards Shrewsbury, Chester and the wider Midlands.

The area is particularly well regarded for its attractive countryside surroundings together with nearby walking routes and recreational opportunities.

DIRECTIONS

From Halls Oswestry office proceed out of town towards the A5 roundabout taking the exit signposted Whittington. Continue into the village and proceed along Station Road before turning into the residential development. Continue onto Fitzgwarine Drive where the property will be found on the left-hand side.

SCHOOLING

The property is conveniently situated for a selection of primary and secondary schools within the area including Whittington C.E. Primary School, The Marches School in Oswestry and Oswestry School independent school.

SERVICES

We understand that the property benefits from mains water, mains electricity, mains drainage and mains gas central heating.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

COUNCIL TAX

COUNCIL TAX BAND - C

TENURE

We understand the property is of freehold tenure, subject to confirmation by the purchaser's solicitor.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING

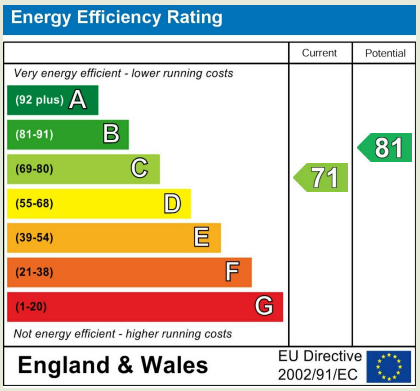
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Approximate Area = 788 sq ft / 73.2 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 922 sq ft / 85.6 sq m
For identification only - Not to scale

GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1464057



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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